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# ABSTRACT OF TITLE

TO

Lots 7 & 8, Blk. 10, Fairbury.

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.....

In Livingston County, Illinois

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**Livingston County Abstract Co.**  
(Incorporated)

J. G. WHITSON, President

South Side Square

Pontiac, Illinois

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23718

## ABSTRACT OF TITLE

TO

Lots Seven (7) and Eight (8) in Block Ten (10) in Fairbury, being located on a part of the South Half ( $\frac{1}{2}$ ) of the South East Quarter ( $\frac{1}{4}$ ) of Section Three (3) in Township Twenty-six (26) North Range Six (6) East of the Third Principal Meridian.

IN LIVINGSTON COUNTY, ILLINOIS.

Commencing with the title in the United States.

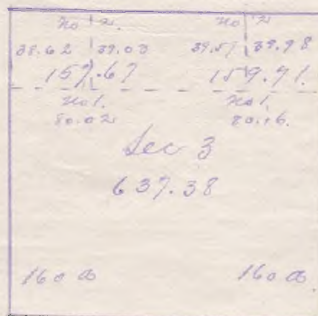
1

Township Plat  
of  
Twp. 26 N., R. 6 E.  
of the 3rd. P.M.

Plat entitled as in the margin certified to by Dan'l Dunklin, Surveyor General, on October 3, 1838, as shown by the plat from the original plat on file in the land office at Washington, D.C.

He certifies that the above plat of Twp. 26 N., R. 6 E. of the 3rd. P.M. is strictly conformable to the field notes of the survey thereof on file in his office, which have been examined and approved.

Section 3 is shown on said plat as follows :-



2

The SE  $\frac{1}{4}$  of Sec. 3, Twp. 26 N., R. 6 E. of the 3rd. P.M., containing 160 acres, was entered by John L. Miller on Feb. 18, 1853 as appears from the Land Entry Books on page 151 in the County Clerk's office of Livingston County, Illinois.



United States,  
to  
John Leland Miller.

Patent.  
Dated October 4, 1853.  
Recorded February 24, 1860 in  
Book "P" page 217.

Grants the SE  $\frac{1}{4}$  of Sec. 3, Twp. 26 N., R. 6 E. of the 3rd. P.M., containing 160 acres.  
In the district of lands subject to sale at Danville, Ill.  
Warrant #50917. Volume 137 page 167.

John L. Miller,  
to  
Caleb L. Patton.

Bond for a Deed.  
Dated February 12, 1855.  
Recorded March 30, 1855 in  
Book "E" page 586.

On payment of notes aggregating \$6,000.00., the last note due March 1, 1861, the first party agrees to convey to the second party by a Warranty Deed, the SE  $\frac{1}{4}$  of Sec. 3, Twp. 26 N., R. 6 E. of the 3rd. P.M. (with other property).

REMARK: The grantor signs J. Leland Miller.

John Leland Miller,  
to  
Caleb Patton.

Warranty Deed.  
Dated October 16, 1857.  
Recorded February 24, 1858 in  
Book "K" page 258.  
Consideration \$1,000.00.

Conveys the S  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of Sec. 3, Twp. 26 N., R. 6 E. of the 3rd. P.M.

Caleb L. Patton &  
Orpha, his wife,  
to  
Octave Chanute.

Bond for Deed.  
Dated October 31, 1857.  
Recorded December 4, 1857 in  
Book "H" page 280.

On payment of certain notes, cash, etc., the party of the first part agrees to convey to the party of the second part by a Warranty Deed "An undivided  $\frac{1}{2}$  interest" in the SE  $\frac{1}{4}$  of Sec. 3, Twp. 26 N., R. 6 E. of the 3rd. P.M. (with other property).

REMARK: The first grantor signs C.L. Patton.

Plat of Fairbury.

Plat entitled as in the margin dated October 1, 1857 and recorded in Book 1 of Subdivision Records page 42 on January 1, 1858.

Isaac R. Clark, County Surveyor, certifies on October 1, 1857, that under the direction and by the order of Caleb L. Patton and Octave Chanute, owners and proprietors of the SE  $\frac{1}{4}$  of Sec. 3, and a part of the NE  $\frac{1}{4}$  of Sec. 10, all in Twp. 26 N., R. 6 E. of the 3rd. P.M., he did survey and subdivide and lay out into streets and alleys, blocks and lots as represented on the above plat, the above described land being the map or plat of the Town of Fairbury, that the distances are marked upon the plat and are true and correct as measured by him; the stakes were driven at the intersection of lines and a stone planted firmly in the ground in the South East corner of said Sec. 3, as a monument to perpetuate the future surveys of the aforesaid Town of Fairbury, and that the above is a true and original map.

Appended in a certificate by Caleb L. Patton and Octave Chanute owners of the SE  $\frac{1}{4}$  of Sec. 3 and a part of the NE  $\frac{1}{4}$  of Sec. 10, in Twp. 26 N., R. 6 E. of the 3rd. P.M.; that the Town of Fairbury

as laid down and designated on the annexed map or plat has been surveyed, laid out and subdivided on said plat by Isaac R. Clark, County Surveyor, under their direction and that the grounds as subdivided into lots, blocks, streets and alleys shown thereon and dedicated to the purposes and uses therein designated but the lands marked as reserved to the Peoria and Oquawka (eastern extension) Railroad Company, are reserved for its occupancy and subject to its entire control, so that no hindrance or obstruction shall ever be permitted within said bounds to the running or operation of its engines or cars nor shall any street or crossing from one side to the other ever be made or sought to be made over any part of them except by the company themselves and for their use and benefit and this condition and reservation is made a part and condition of this dedication or grant and they further reserve for their own use and benefit a strip 45 feet wide on the West side of said town as shown on the plan which shall not be subject to the occupancy or use of the public or any person without their consent and permission.

Acknowledged before Isaac R. Clark, a J.P. of Livingston Co., Ill. on December 4, 1857.

Caleb L. Patton signs as C.L. Patton.

Approved and ordered recorded by Henry Jones, County Judge, J. Angle, and James P. Morgan, Associate Justices on December 31, 1857.

Block 10 is shown on said plat as follows:-



8

Caleb L. Patton,  
to  
Andrew J. Cropsey.

Bond for a Deed.  
Dated November 2, 1857.  
Recorded May 22, 1858 in  
Book "M" page 552.

On certain payments being made, the party of the first part is to convey to the party of the second part by a Warranty Deed "an undivided  $\frac{1}{2}$  interest" in the SE  $\frac{1}{4}$  of Sec. 3, Twp. 26 N., R. 6 E. of the 3rd. P.M. (with other property).

REMARK: Signed by C.L. Patton and Orpha Patton.

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9

Caleb L. Patton &  
Orpha, his wife,  
to  
Andrew J. Cropsey.

Bond for Deed.  
Dated April 9, 1858  
Recorded May 22, 1858 in  
Book "M" page 550.  
In the penal sum of \$3,900.00

On payment of \$1,950.00, the party of the first part is to convey to the party of the second part by a Warranty Deed "the undivided one-fourth interest" in the South East  $\frac{1}{4}$  of Sec. 3, Twp. 26 N., R. 6 E. of the 3rd P.M. (except property now in question).  
REMARK: The first grantor signs C.L. Patton.

10

Caleb L. Patton &  
Orpha, his wife,  
to  
Andrew J. Cropsey.

Warranty Deed.  
Dated May 10, 1858.  
Recorded May 22, 1858 in  
Book "M" page 549.  
Consideration \$2,500.00.

Conveys the undivided one-half interest in the S  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of Sec. 3, Twp. 26 N., R. 6 E. of the 3rd. P.M. (with other property), upon which the Town of Fairbury is now in part laid out  
REMARK: The first grantor signs C.L. Patton.

11

Caleb L. Patton &  
Orpha, his wife,  
to  
Octave Chanute.

Warranty Deed.  
Dated August 4, 1858.  
Recorded February 27, 1860 in  
Book "Q" page 9.  
Consideration \$598.00.

Conveys the undivided one-half interest in the S  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of Sec. 3, Twp. 26 N., R. 6 E. of the 3rd. P.M., being a part of the Town of Fairbury, in accordance with a bond dated October 31, 1857.

REMARK: The first grantor signs C.L. Patton.

12

Orpha Patton, wife  
of Caleb L. Patton,  
to  
Andrew J. Cropsey.

Quit-Claim Deed.  
Dated October 4, 1875.  
Recorded October 6, 1875 in  
Book 64 page 250.  
Consideration \$1.00.

Conveys the undivided one-half of the S  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of Sec. 3, Twp. 26 N., R. 6 E. of the 3rd. P.M.

13

Octave Chanute &  
Annie, his wife,  
to  
Andrew J. Cropsey.

Quit-Claim Deed.  
Dated October 15, 1861.  
Recorded November 6, 1861 in  
Book "Q" page 635.  
Consideration \$1.00.

Conveys Lot 7 in Block 10 in the Town of Fairbury. (with other property).

14

Andrew J. Cropsey &  
Maria J., his wife,  
to  
Lorenzo Beach.

Warranty Deed.  
Dated January 4, 1862.  
Recorded June 23, 1862 in  
Book "R" page 640.  
Consideration \$75.00.

Conveys Lot 7 in Block 10 in the Village of Fairbury.

## IN THE COUNTY COURT OF LIVINGSTON COUNTY, ILLINOIS.

In the matter of  
the Conservatorship  
of  
Lorenzo Beach.

In Probate.  
Lorenzo Beach was adjudged a dis-  
tracted person on April 20, 1875.

15

Letters of Conservatorship issued  
April 20, 1875 to Thomas A. Beach and C.C. Bartlett, as Conserva-  
tors of Lorenzo Beach.

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16

The following was filed on Dec. 2, 1878:-

Whereas C.C. Bartlett and Thomas A. Beach were by the County  
Court of Livingston Co., Ill. on April 20, 1875 appointed Con-  
servators of the person and estate of Lorenzo Beach of said County  
and,

Whereas, said Lorenzo Beach did on August 9, 1878, at said  
County, departed this life intestate, leaving as his only heirs  
at law him surviving his son, Thomas A. Beach, his daughter,  
Chloe Bartlett and a grandson, Lorenzo B. Dominy,

This Memorandum witnesseth:-

That to avoid the expense of a formal settlement of the said  
estate in court, all said heirs being adults, we, the said heirs  
acknowledge settlement with the said Conservators in full of all  
matters in their hands and pray that they be discharged from said  
trust.

T.A. Beach (S)  
Chloe Bartlett (S)  
L.B. Dominy (S)

State of Illinois)  
:ss  
Livingston County)

C.C. Bartlett, one of the said  
Conservators, being duly sworn says that said Lorenzo Beach de-  
parted this life intestate at said County about August 9, 1878 and  
that his sole surviving heirs are Thos. A. Beach, Chloe Bartlett  
and Lorenzo B. Dominy and that full settlement has been made with  
them of the estate of said intestate and that they are all adults.

C.C. Bartlett.

Subscribed and sworn before me this 25<sup>th</sup> day of Nov., A.D. 1878  
by C.C. Bartlett, above named.

P.B. Hanna,  
J.P.

- - - -

17

Order, signed by R.R. Wallace, Judge, filed December 2, 1878  
is in part as follows:-

This day came on the above matter on the petition of the Con-  
servators to be discharged and it appearing to the Court that the  
said Lorenzo Beach died intestate about August 9, 1878; that there  
are no claims against the said Lorenzo Beach proved in this Court.  
That the heirs at law of said Beach are all adults and they have  
fully settled with and released the said Conservators in full.

It is therefore ordered that the said Conservators, upon  
paying the costs of these proceedings from their appointment to  
this date be hence fully discharged.

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18 Chloe Bartlett &  
C.C., her husband,  
Thomas A. Beach &  
Amelia, his wife, &  
Sarah A. Beach,  
widow of Lorenzo Beach,  
deceased,  
to  
Lorenzo B. Dominy.

Quit-Claim Deed.  
Dated September 25, 1878.  
Recorded September 26, 1878 in  
Book 69 page 344.  
Consideration \$1,000.00.  
Conveys Lot 7 in Block 10 in the  
Original Town of Fairbury. (with  
other property).  
Recites that Lorenzo Beach in his  
life time was the owner of lands  
hereinafter described, (with other lands) and that said Lorenzo  
Beach died intestate on August 9, 1878, leaving surviving him  
Sarah A. Beach, his widow, and Chloe Bartlett, Thomas A. Beach and  
Lorenzo B. Dominy, his only heirs at law and whereas, the said  
heirs at law of Lorenzo Beach are desirous of making a division  
of said estate, therefore the parties of the first part quit-claim  
to the party of the second part the premises herein described.

REMARK: The third grantor signs as T.A. Beach.

19 L.B. Dominy &  
Phebe A., his wife,  
to  
Emma J. Babcock.

Warranty Deed.  
Dated June 3, 1889.  
Recorded June 11, 1889 in  
Book 97 page 371.  
Consideration \$275.00.  
Conveys Lot 7 in Block 10 in the Original Town of Fairbury.

20 Octave Chanute &  
Andrew J. Cropsey,  
to  
John Coomer.

Warranty Deed.  
Dated December 16, 1858.  
Recorded October 24, 1862 in  
Book "T" page 333.  
Consideration \$150.00.  
Conveys Lot 8 in Block 10 in the Village of Fairbury. (with  
other property).  
REMARK: Also signed by Annie Chanute and Maria J. Cropsey,  
who acknowledge as the wives of Octave Chanute and Andrew J.  
Cropsey, respectively.  
The second grantor signs as A.J. Cropsey.

21 John Coomer &  
Harriet N., his wife,  
to  
Richard Cresse.

Warranty Deed.  
Dated August 3, 1867.  
Recorded September 27, 1867 in  
Book 36 page 30.  
Consideration \$300.00.  
Conveys Lot 8 in Block 10 in the Village of Fairbury.

22 Richard Cresse,  
to  
Emma J. Babcock.

Warranty Deed.  
Dated February 8, 1879.  
Recorded March 29, 1887 in  
Book 88 page 448.  
Consideration \$400.00.  
Conveys Lot 8 in Block 10 in the Original Town of Fairbury.

## IN THE COUNTY COURT OF LIVINGSTON COUNTY, ILLINOIS.

- 23 In the matter of the estate of Emma Josephine Babcock, deceased.
- In Probate.  
Petition of Vera Babcock Soran, subscribed and sworn to February 8, 1906 and filed February 12, 1906 represents that Emma Josephine Babcock, late of the County of Livingston in the state of Illinois, departed this life at Fairbury, in said County, on or about February 6, 1906, leaving no last will and testament.  
Further shows that the said Emma Josephine Babcock died seized and possessed of real and personal estate, all of said personal estate being estimated to be worth about \$200.00.  
That said deceased left surviving her Vera Babcock Soran and Nowlan Babcock, her children as heirs.  
The petitioner, being the daughter of said deceased, prays that Letters of Administration be granted to her, the said Vera Babcock Soran.
- 24 Oath of Vera Babcock Soran, as Administratrix of the estate of Emma Josephine Babcock, deceased, subscribed and sworn to Feb. 8, 1906 and filed February 12, 1906.
- 25 Bond of Vera Babcock Soran, as Administratrix of the estate of Emma Josephine Babcock, deceased, in the penal sum of \$500.00, with surety, filed and approved February 12, 1906.
- 26 Letters of Administration issued February 12, 1906 to Vera Babcock Soran, as Administratrix of the estate of Emma Josephine Babcock, deceased.
- 27 Inventory of the estate of Emma Josephine Babcock, deceased, presented February 12, 1906, mentions Lots 7 and 8 in Block 10 in the Original Town, now City, of Fairbury.
- 28 Affidavit of publication and posting of notices of day of adjudication of claims filed April 2, 1906.
- 29 Proof of Notice of Final Settlement of the estate of Emma Josephine Babcock, deceased, filed July 2, 1907.
- Vera Babcock Soran, Administratrix of the estate of Emma Josephine Babcock, deceased, being sworn on June 21, 1907, on her oath says that on Friday, the 21st. day of June, 1907, being at least ten days prior to the time of making her application for a final settlement and discharge, she caused a notice of said application of which a true copy is attached, to be served on Albert Nowlan Babcock, who are all the parties known to her to be interested in said estate either as heirs and distributees or as creditors.  
That said notices were personally served on said party.  
A copy of the notice above referred to is attached to the above proof, and is signed by Vera Babcock Soran, Administratrix



of the estate of Emma Josephine Babcock, deceased, and addressed to Albert Nowlan Babcock, heirs, distributees of said estate, and notifies him that on Tuesday, the 2nd. day of July, 1907, the Administratrix of said estate will present to the County Court of Livingston County at Pontiac, Ill. her final report of her acts and doings as such Administratrix and ask the Court to be discharged from any and all further duties and responsibilities connected with said estate and her administration thereof, at which time and place he may be present and resist such application, if he chooses to do so.

- 30 Final Report of Vera Babcock Soran, Administratrix of the estate of Emma Joseph Babcock, deceased, filed and approved July 2 1907, shows,

Total amount received - - - - - None.  
Total amount paid out - - - - - \$1000.38.  
Balance due - - - - -

Further reports that the debts and claims against said estate have all been paid by herself and her co-heir, Albert Nowlan Babcock, as shown by receipts. Asks that she and her bond be discharged.

- 31 Probate Journal "Z" page 244. July 6, 1907.  
July Term, 1907.

In the matter  
of the estate  
of  
Emma J. Babcock,  
deceased,  
Vera B. Soran,  
Administratrix.

Discharge.  
On this day the Administratrix  
aforesaid files final receipts in  
accordance with the former order  
of this Court, whereupon it is  
ordered that said Administratrix  
together with her bond, filed here  
in stand discharged.

IN THE COUNTY COURT OF LIVINGSTON COUNTY, ILLINOIS.

- 32 In the matter of  
the Guardianship  
of  
Albert Nowlan Babcock,  
a minor.

In Probate.  
Request of Albert Nowlan Babcock,  
that G.Y. McDowell be appointed  
his guardian, dated February 10,  
1906, filed February 20, 1906.  
Represents that he a minor of the  
age of 18 years on July 6, 1905 and an heir of Emma Josephine  
Babcock and T.T. Babcock, late of said County, deceased, and hav-  
ing no father living or other legal Guardian residing in said  
State.

- 33 Petition of Vera Babcock Soran, subscribed and sworn to Feb.  
10, 1906, filed February 20, 1906, represents that Albert Nowlan  
Babcock is a minor aged 18 years on July 6, 1905; that said minor  
has an undivided one-half interest in Lots 7 and 8 in Block 10 in  
Fairbury, Ill. (with other property).

The petitioner, being a sister of said minor, prays that G.Y.  
McDowell be appointed guardian of said minor.

34

Bond of G.Y. McDowell, as Guardian of Albert Nowlan Babcock, in the penal sum of \$6,000.00., with surety, filed and approved February 20, 1906.

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35

Letters of Guardianship issued February 20, 1906 to G.Y. McDowell, as Guardian of Albert Nowlan Babcock, a minor.

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36

Inventory of the estate of Albert Nowlan Babcock, a minor, filed and approved February 20, 1906 mentions the undivided one-half of Lots 7 and 8 in Block 10 in the City of Fairbury. (with other property).

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37

Petition of G.Y. McDowell, Guardian of Albert Nowlan Babcock to mortgage premises in question, with Vera Babcock Soran, for \$1500.00, with interest, filed April 2, 1906.

Order, signed by C.F.H. Carrithers, Judge, granting said guardian to join with Vera Babcock Soran, in the mortgage above mentioned. Filed April 2, 1908.

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38

Final Report of G.Y. McDowell, Guardian of N.D. Babcock, filed and approved July 20, 1908, shows amount due N.D. Babcock, of \$461.53. Asks to be discharged.

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39

Final Receipt of N.D. Babcock, dated July 10, 1908, filed July 20, 1908. Recites that he attained the age of 21 years on July 6, 1908 and that he has made full settlement with G.Y. McDowell, his guardian, etc.

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Probate Journal 27 page 45. July 20, 1908.

July Term, 1908.

In the matter of the  
Guardianship of  
N.D. Babcock, a minor,  
G.Y. McDowell,  
Guardian.

that the said report be and the same is hereby approved and further orders that the said Guardian, together with his bond filed herein stand discharged.

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Final Report.

On this day comes the guardian aforesaid and presents a report and receipt of said ward, who has arrived at legal age, and the Court being fully advised, orders

Vera Babcock Soran &  
M.J. Soran,  
her husband, &  
Albert Nowlan Babcock,  
by G.Y. McDowell,  
his guardian,  
to  
J.W. McDowell,  
Trustee.

Trust Deed.

Dated April 4, 1906.

Recorded April 17, 1906 in  
Book 93 page 351.

To secure one note of even date herewith for \$1500.00, due July 6, 1908, with interest at 6% per annum, payable annually.  
Conveys Lots 7 and 8 in Block 10 in the Original Town, now City, of Fairbury.

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Certified Copy of proceedings from the County Court of Ford County, Illinois, in the matter of the estate of Vera Soran, deceased, and sale of real estate to pay debts filed September 10, 1909 and recorded in Miscellaneous Record page Original Instrument #45889.

The proceedings are in part as follows:-

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## UNITED STATES OF AMERICA.

State of Illinois)	In County Court, in Probate.
: ss	
Ford County        )	August Term, A.D. 1908.

Pleas before the Honorable H.H. Kerr, County Judge of the County of Ford in the State of Illinois, and Presiding Judge of the County Court in and for the said County in the State aforesaid, at a term thereof begun and held for the despatch of Probate business at the Court House, in the City of Paxton in said County, on the 3rd. day (being the first day) of August, in the year of our Lord One Thousand nine Hundred and eight, and of the Independence of the United States the One Hundred and Thirty-third.

Present: Honorable H.H. Kerr, County Judge.  
           W.B. Flora, Clerk.  
           L.A. Cranston, State's Attorney.  
           J.H. Nelson, Sheriff.

Attest: W.B. Flora, Clerk.

43

BE IT REMEMBERED, That afterwards, to-wit: on the 26<sup>th</sup> day of August, A.D. 1908, the same being one of the days of the August Term, A.D. 1908, of said Court, the following among other proceedings was had and entered of record in said Court, in the words and figures following, to-wit:-

(The following is an abstract of the proceedings).

Petition of M.J. Soran, subscribed and sworn to August 24, 1908, represents that Vera Soran, late of the County of Ford, in the State of Illinois, departed this life on or about March 5, 1908 leaving no last will and testament; that the said Vera Soran died seized and possessed of real and personal estate, all of said personal estate being estimated to be worth about \$500.00.

That the said deceased left surviving her, petitioner, who was her husband and Matthew James Soran, her child, as heirs.

The petitioner, being the husband of said deceased, prays that Letters of Administration be granted to him.

44

Letters of Administration issued October 3, 1908 by the Clerk of the County Court of Ford Co., Ill., to M.J. Soran, as Administrator of the estate of Vera Soran, deceased.

45

Inventory of the estate of Vera Soran, deceased, dated Sept. 3, 1909, mentions the undivided one-half of Lots 7 and 8 in Block 10 in the Original Town, now City, of Fairbury, the whole being subject to a mortgage for \$1500.00; no chattel property; \$ 300 in bank.

46

Petition of M.J. Soran, Administrator of the estate of Vera Soran, deceased, represents that Vera Soran, departed this life at Piper City, on or about March 5, 1908; that he was on Oct. 3, 1908 duly appointed by the County Court of said Ford Co. Administrator

(10)

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of the estate of Vera Soran, aforesaid, as will appear by his letters of Administration. That the Inventory, appraisement bill, and sale bill in said estate have been duly filed in the office of the Clerk of this Court and that the undersigned has rendered to said Court a just and true account of the personal estate and debts of said deceased, a certified copy of which account is hereto attached and made part of this petition, for reference and evidence and marked Exhibit "A".

That the personal estate of said Vera Soran as appears from the aforesaid account and exhibit amounts to about \$400, besides doubtful and desperate claims in the hands of petitioner. That the debts and demands allowed against the said estate amount to \$1085 as will more particularly appear from said account.

That the just claims to be presented and allowed will probably amount to the sum of \$500.

That there has come to the hands of petitioner personal estate to the amount of \$400.00 and that he has disbursed the same and paid out upon claims against said estate. That he has applied all the proceeds of said personal estate which have come to his possession toward the payment of said debts as by his accounts and vouchers on file in this Court will more particularly appear and that there is a deficiency of personal property to pay the debts of the said deceased.

Further represents that Vera Soran died seized in fee of certain real estate in said County of Livingston, State of Illinois described as follows, to-wit: the undivided one-half of Lots 7 and 8 in Block 10 in the Original Town of Fairbury, subject to a mortgage of \$1500.00, G.Y. McDowell, mortgagee. That one Nowlan Babcock is a tenant in common.

Further represents that the foregoing described real estate is so situated that a part thereof cannot be sold without manifest prejudice to the heirs, devisees and owners thereof and asks the Court for an order to sell the whole or such part of said real estate as it may deem for the best interest of the estate.

That the said deceased left her surviving M.J. Soran, the petitioner, her husband, having a dower and homestead interest in her real estate and the following named child, James Soran, having a guardian resident in said Ford County; the said James Soran being under fourteen.

Prays that this Court may appoint some discreet person as guardian ad litem for said minor heir to appear for him and defend his interests herein.

Prays that the writ of summons in sale of real estate directed to the Sheriff of Ford County, Ill. for James Soran and that the Court will order petitioner's dower assigned to him and to the Sheriff of Livingston Co., Ill. for G.Y. McDowell, Mortgagee and Nowlan Babcock, tenant in common, commanding him to summon the said defendants above mentioned, to be and appear before the County Court of Ford Co., Ill. on the first day of the next May Term thereof, to be held at the Court House in Paxton in the County aforesaid, on May 3, 1909.

And that the Court will order and direct petitioner to sell the real estate according to law or so much thereof as may be necessary to pay the debts of said intestate etc.

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48

Decree for Sale, signed by H.H. Kerr, Judge, dated May 21, 1909, is in part as follows:-

Now on this 21st. day of May, A.D. 1909, being one of the days of the May Term, A.D. 1909 of said Court, this cause being called, and it appearing to the Court that E.A. Agard, solicitor for said petitioner, has duly filed his petition for a sale of the real estate of Vera Soran, deceased, for the payment of the debts of said decedent, on April 16, 1909, being more than ten days be-



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fore the first day of the present term of this Court; and that process of summons herein has been duly served on the defendants, James Soran by the Sheriff of said Ford County, ten days and more before the first day of the present term of this Court; and that Nowlan Babcock, G.Y. McDowell and M.J. Soran, adult defendants, entered their appearance herein in writing and waived the issue and service of process herein, and consent that this decree may be entered.

It is thereupon, on motion of E.A. Agard, solicitor for said petitioner, ordered by the Court that the adult defendants, Nowlan Babcock, G.Y. McDowell and M.J. Soran be called, and they being each three times solemnly called in open Court by the Sheriff of Ford Co., came not nor any one for them or either of them but make default; whereupon it was ordered by the Court that the said petition be taken for confessed by and against the said adult defendants.

And it appearing to the Court that James Soran defendant herein is a minor. On motion of said solicitor, it is ordered by the Court that M.H. Scott, be and he is hereby appointed Guardian ad litem for the infant defendant, James Soran.

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And now on this day comes the said M.H. Scott, Guardian ad litem and files his answer herein, etc. and now again on this 3rd. day of May, 1909, this cause coming on to be heard upon the said petition, taken for confessed as aforesaid; the answer of the Guardian ad litem filed herein, the exhibits, proof and testimony produced and presented by said solicitor for said petitioner, and it appearing to the Court that the said Vera Soran departed this life on or about the 5th. day of March, 1909, leaving M.J. Soran, her husband and James Soran, her child, and only heirs at law and that letters of Administration were duly granted to him by this Court, bearing date on the 3rd. day of Oct., 1908 and the Court having ascertained that said petitioner has made a just and true account of the condition of said estate to this Court and that the personal estate of said deceased is insufficient to pay the debts of the said Vera Soran, deceased. And the Court finds the amount of the deficiency aforesaid to be the sum of \$1070.00 besides interest and costs; and the Court being satisfied of the truth of said petition and that Vera Soran died seized in fee and possessed of the real estate described in said petition, as follows, to-wit: an undivided one-half of Lots 7 and 8 in Block 10 in the original town, now City, of Fairbury, Livingston Co., Ill. and that Nowlan Babcock is the owner in fee simple of the other undivided one-half of the said Lots 7 and 8 in Block 10 in the Original Town, now City, of Fairbury, Livingston Co., Ill. and the Court further finds that the said premises are so situated that a part thereof cannot be sold without manifest prejudice to the heirs and the said owners; that said M.J. Soran, husband of said deceased, is entitled to be endowed of the one-third part of all the real estate of which the said Vera Soran died seized, quantity and quality and value relatively considered and that the said M.J. Soran has filed herein his assent in writing to the sale of his said dower. And the Court further finds that the said G.Y. McDowell has a mortgage upon the said premises for the sum of \$1500, with interest at 8% per annum, from April 4, 1909 and that said mortgage is past due.

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And the Court having ascertained that it will be necessary to sell the whole of the said real estate to pay the deficiency, with the expenses of administration now due and to accrue.

And it further appearing to the Court that M.J. Soran, the Administrator herein has filed his additional bond in conformity with the statute, etc, in the sum double the value of the real estate of the decedent sought to be sold, which said bond is hereby approved.

It is therefore ordered, adjudged and decreed that the entire premises shall be sold and that after the payment of the mortgage and costs of sale, one half of the proceeds of said sale shall be paid to said Nowlan Babcock.

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It is therefore ordered, adjudged and decreed that the said petitioner proceed according to law to advertise and make sale of the real estate as above described, to pay the debts now due from said estate and the costs of Administration now due and to accrue. And that said premises shall be sold disencumbered of said mortgage and the said mortgage shall be paid out of the proceeds of such sale.

It is further ordered, adjudged and decreed that said Administrator make such sale at public vendue, at the North door of the City hall in the City of Fairbury, Livingston Co., Ill. and that he previously give notice of such sale by posting notices in at least five of the most public places in the said Livingston Co. and by advertisement in some newspaper of general circulation in said County for at least four weeks prior to said sale; the terms of said sale shall be cash. Said administrator shall also, after making such sale, report the same to this Court, at its next term, and upon confirmation of such report shall make, execute and deliver to the purchaser or purchasers deeds of conveyance of the lands sold.

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Report of Sale, dated July 6, 1909, is in part as follows:-

M.J. Soran, Administrator of the estate of Vera Soran, deceased, reports that by virtue of the decree heretofore entered in this Court in the above entitled cause, he did on the 26th. day of June, A.D. 1909, between the hours of ten o'clock in the forenoon and five o'clock in the afternoon of said day, at the North door of the City Hall in the City of Fairbury, in Livingston Co., Ill. offer for sale at public vendue, the real estate described in said decree, and Nicholas J. Claudon bid the sum of \$4225.00 for the whole of real estate described in said decree, to-wit: Lots 7 and 8 in Block 10, Original Town, now City, of Fairbury, Livingston Co., Ill., and the said Nicholas J. Claudon being the highest and best bidder for said described real estate, the same was struck off to him at the sum aforesaid.

Further reports that previous to making said sale, he caused a notice of which the annexed is a true copy, to be published for four successive weeks in the Blade, a weekly newspaper published at Fairbury in said County, where said real estate is situate, and that he also posted up similar notices in four of the most public places in said County four weeks previous to said day of sale at the following places, to-wit:- (naming four places) and further reports that the said Nicholas J. Claudon is ready and willing to pay the purchase price on approval of sale and execution and delivery of proper deed of conveyance.

Therefore requests that the said sale so made as aforesaid, be confirmed, and that he may be authorized and empowered to execute proper conveyances in the law to said purchaser of said real estate to Nicholas J. Claudon.

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State of Illinois)

In the County Court.

Ford County )

July Term, A.D. 1909.

M.J. Soran, Administrator of  
the estate of Vera Soran,  
deceased,

Confirmatory Decree.  
Petition to sell Real Estate to  
Pay Debts.

vs

James Soran, G.Y. McDowell,  
and Nowlan Babcock.

On the 20th. day of August, A.D. 1909, Present the Honorable  
H.H. Kerr, Judge- W.B. Flora, Clerk of the County Court and John  
H. Nelson Sheriff.



On this day comes M.J. Soran, Administrator of the estate of Vera Soran, deceased and presents his report of the sale of said real estate under the decree rendered at the May Term, A.D. 1909 of this Court in the above entitled cause, which said report is examined and hereby found to be correct, and is hereby approved and ordered recorded. And it is further ordered that said sale be and the same is hereby confirmed.

It is further ordered, adjudged and decreed that the Administrator aforesaid execute, acknowledge and deliver the proper and necessary conveyances in law to the said Nicholas J. Claudon, the said purchaser of said real estate.

55

W.B. Flora, Clerk of the County Court of Ford County, Ill., and keeper of the seal and records of such Court, certifies on September 6, 1909, under official seal, that the above and foregoing is a true, correct and complete copy of Petition for Appointment of Administrator, Letters of Administration, Inventory, Petition to Sell Real Estate, Report of Sale of Real Estate, Decree to Sell Real Estate and Decree Approving Sale Deed as appears from the records and files of Ford County.

State of Illinois)  
:ss  
Livingston County)

We hereby certify that we have examined the records of said County and have noted on the foregoing Abstract of Title all Conveyances, Mortgages, Judgments, Levies, Mechanics' Liens or Tax Sales which appear thereon which in any way affect the title to said premises from the date of the entry to the present time.

This examination consists of fifty-five entries, numbered from one to fifty-five, both inclusive.

The instruments mentioned herein are regular in form, signature and acknowledgment and recite a valuable consideration, unless otherwise specified.

Dated at Pontiac, Illinois, this Seventeenth day of September A.D. 1909 at 10 o'clock A.M.

LIVINGSTON COUNTY ABSTRACT COMPANY,

By E. Horton, President.

Abstracter.

## ABSTRACT OF TITLE

TO

Lots Seven (7) and Eight (8) in Block Ten (10) in Fairbury, being located on a part of the South Half ( $\frac{1}{2}$ ) of the South East Quarter ( $\frac{1}{4}$ ) of Section Three (3) in Township Twenty-six (26) North Range Six (6) East of the Third Principal Meridian.

IN LIVINGSTON COUNTY, ILLINOIS.

-----  
Last examination September 17, 1909 at 10 o'clock A.M.  
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1 Dr. J. Leland Miller,  
with  
Julia Atkins.

Marriage Register "C" page 307 in the County Clerk's office of Livingston County, Illinois, shows that Dr. J. Leland Miller and Julia Atkins were married March 4, 1862 by Andrew J. Cropsey, M.G. (The above is shown by request.)

2 Affidavit  
of  
F.M. Patton.

-----  
Subscribed and sworn to Oct. 23, 1909.  
Recorded November 6, 1909 in  
Miscellaneous Record page .  
Original Instrument #46368.

F.M. Patton, being first duly sworn upon his oath deposes and says that he is now and has been for 52 years last past a resident of the City of Fairbury, Livingston Co., Ill.

Further says that he is a son of Caleb L. Patton, deceased; further says that the Caleb L. Patton who appears as one of the parties in a Bond for a Deed given by John L. Miller to Caleb L. Patton, dated February 12, 1855 and recorded March 30, 1855 in the County Recorder's office of said Livingston County, in Book "E" page 586, agreeing to convey the SE  $\frac{1}{4}$  of Sec. 3, Twp. 26 N., R. 6 E. of the 3rd. P.M. and Caleb L. Patton, who appears as grantee in a deed from John Leland Miller to Caleb Patton, said deed being dated October 16, 1857 and recorded in the County Recorder's office of said Livingston Co. on February 24, 1858 in Book "K" page 258, said deed conveying the S  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of Sec. 3, Twp. 26 N., R. 6 E. of the 3rd. P.M. are one and the same person.

Further says that Caleb Patton who later with one Octave Chanute as owners and proprietors of the S  $\frac{1}{2}$  of Sec. 3, Twp. 26 N. R. 6 E. of the 3rd. P.M. and a part of the NE  $\frac{1}{4}$  of Sec. 10, Twp. 26 N., R. 6 E. of the 3rd. P.M., all in Livingston Co., Ill. platted and laid out the original town of Fairbury in the said county and state aforesaid, and the C.L. Patton who signed and acknowledged the said plat are one and the same and are the same person hereinbefore mentioned as Caleb Patton and Caleb L. Patton.

Further says that the Caleb L. Patton, who with Orpha, his wife, appears as grantor in a certain deed conveying to Andrew J. Cropsey the undivided one-half interest in the S  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of



Sec. 3, Twp. 26 N., R. 8 E. of the 3rd. P.M., said deed being signed C.L. Patton and being dated May 10, 1858, and recorded in the County Recorder's office of said Livingston Co. May 22, 1858 in Book "M" page 549 are one and the same person and one and the same person, Caleb L. Patton, Caleb Patton and C.L. Patton heretofore mentioned, as being in any way connected with the title to said premises and that the said Caleb L. Patton is identical with the said Caleb L. Patton, who with Oroha, his wife, in a Warranty Deed dated August 4, 1858, recorded in the County Recorder's office of said Livingston Co. on February 27, 1860 in Book "Q" page 9, conveying the undivided one-half interest in the S  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of Sec.3, Twp. 26 N., R. 8 E. of the 3rd. P.M., in Livingston Co., Ill. to Octave Chanute are one and the same person and one and the same person with the Caleb Patton, Caleb L. Patton and C.L. Patton mentioned heretofore in connection with the title to said premises.

That the said Caleb L. Patton was the only person by that name who ever had any connection with the platting of the said Town of Fairbury and the title to said premises.

3 Affidavit  
of  
Zera Towne.

Subscribed and sworn to October 30 1909.

Recorded November 6, 1909 in  
Miscellaneous Record page  
Original Instrument #46370.

Zera Towne, being first duly sworn, upon his oath, deposes and says that he is now and has been since 1856 a resident of Avoca Township, Livingston Co., Ill. with his post office address at Fairbury, Ill.

Affiant further says that during his life and for some time prior to 1860, affiant was well acquainted with one Richard Cresse, the said Richard Cresse being one and the same person, who upon February 8, 1879 conveyed Lot 8 in Block 10 in the Original Town of Fairbury, Ill. to Emma J. Babcock and further says that the said Richard Cresse departed this life some 12 or 15 years ago, the exact date having escaped the memory of this affiant, said death of the Richard Cresse taking place near La Fayette, Ind. and that the said Richard Cresse never was married, being a bachelor upon the said February 8, 1879 and remaining a bachelor up to the time of his death.

4 Affidavit  
of  
William H. Bartlett.

Subscribed and sworn to October 22 1909.

Recorded November 6, 1909 in  
Miscellaneous Record page  
Original Instrument #46367.

William H. Bartlett, being first duly sworn, upon his oath deposes and says that he is now and has been for more than forty years last past a resident of Fairbury, Ill. That affiant is a son of Chloe Bartlett and C.C. Bartlett, both deceased.

Affiant further says that the Lorenzo B. Dominy who appears as grantee in a certain Quit-Claim Deed, dated September 26, 1878 and recorded September 26, 1878 in Book 69 page 344 in the Recorder's office in the County of Livingston and State of Illinois wherein said Chloe Bartlett and C.C. Bartlett, Thomas A. Beach and Amelia, his wife, and Sarah A. Beach, widow of Lorenzo Beach, deceased, appear as grantors, said deed conveying Lot 7 in Block 10 in the original town of Fairbury, (with other property) and the L.B. Dominy, who with Phebe A., his wife, appear as grantors in a certain Warranty Deed dated June 3, 1889, recorded June 11, 1889 in Book 97 page 371, conveying Lot 7 in Block 10 in the original town of Fairbury, Ill. to Emma J. Babcock, are one and the same person, affiant being well acquainted with and a relative of all of said parties except Emma J. Babcock.

Affidavit  
of  
E.A. Agard.

Subscribed and sworn to October 30  
1909.  
Recorded November 6, 1909 in  
Miscellaneous Record page .  
Original Instrument #46369.

E.A. Agard, being first duly sworn, upon his oath says that he is now and has been for the fourteen years last past a resident of the City of Fairbury, Livingston Co., Ill. That during all of that time, he has been a regular licensed and practicing lawyer in said County. That prior to his death, this affiant was the attorney for T.T. Babcock, deceased; that prior to her death, the affiant was the attorney for Emma Josephine Babcock, deceased; that prior to her death this affiant was attorney for Vera Babcock Soran, deceased; that this affiant is now the attorney for Albert Nowlan Babcock and has been such attorney ever since the death of the said T.T. Babcock, deceased; that this affiant is now and has been ever since the death of the said T.T. Babcock, deceased, the attorney for the Babcock estate, the said Babcock estate covering the estate of T.T. Babcock, deceased, Emma Josephine Babcock, deceased, Vera Babcock Soran, deceased and Albert Nowlan Babcock.

Further says that because of his close relative with the said parties he is thoroughly familiar with them and all of their business transactions for many years and this affiant says that at the time of the death of the said Emma Josephine Babcock, deceased, she was a widow, her husband, T.T. Babcock, having departed this life several years prior to her death and she having never remarried.

Further says that the Nowlan Babcock, who is mentioned as a child and heir at law of the said Emma Josephine Babcock, deceased, in the petition for the appointment of an administrator for her estate, the Albert Nowlan Babcock, a minor, who is mentioned in the petition by Vera Babcock Soran for the appointment of a guardian for the said Albert Nowlan Babcock, said petition bearing date of Feb. 10, 1906 and being filed in the office of the County Clerk of said Livingston Co. in the State aforesaid on February 20, 1906, the N.D. Babcock mentioned in the Final Report of G.Y. McDowell, guardian filed and approved in said County Court July 20, 1908, the Albert Nowlan Babcock mentioned in the Inventory filed in the said matter of the guardianship of the said Albert Nowlan Babcock, the Albert Nowlan Babcock mentioned in a certain Trust Deed made by Vera Babcock Soran and her husband M.J. Soran, and Albert Nowlan Babcock by G.Y. McDowell, his Guardian, to J.W. McDowell, Trustee, dated April 4, 1906, recorded April 17, 1906 in Book 93 page 351 of the recorder's office of said Livingston Co. conveying Lots 7 and 8 in Block 10 in the original town, now city, of Fairbury, Ill., and the Nowlan Babcock from time to time mentioned in the various steps in the proceeding to sell the real estate of Vera Soran in the matter of the administration of the estate of the said Vera Soran, deceased, said proceedings being had in the County Court of Ford County, Ill., are one and the same identical person, his full name being Albert Nowlan Babcock.

Further says that the Vera Babcock Soran, Vera Soran and Vera Soren, whose name appears from time to time and in various proceedings affecting the title to the premises known and described as Lots 7 and 8 in Block 10 in the original town, now city, of Fairbury, Ill., are one and the same person.

Further says that the Matthew James Soran and James Soran, who is mentioned from time to time in the various steps in the proceedings in the matter of the administration of the estate of the said Vera (Babcock) Soran, in the County of Ford, State of Illinois is one and the same person.

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6

Release. dated November 2, 1909, recorded November 6, 1909 in Book 134 page 407, Original Instrument #46371, signed and acknowledged by G.Y. McDowell, is in part as follows:-

G.Y. McDowell, of the City of Fairbury, of the County of Livingston and State of Illinois, do hereby certify that a certain indenture of mortgage mentioned in the proceedings to sell the real estate to pay debts in the matter of the administration of the estate of Vera Soran, deceased, said mortgage being for the sum of \$1,500.00, G.Y. McDowell, mortgagee, and conveying the following described real estate, to-wit:- Lots 7 and 8 in Block 10 in the original town, now city, of Fairbury, Livingston Co., Ill. is, with the note accompanying it, fully paid, satisfied, released and discharged.

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7

J.W. McDowell,  
Trustee,  
to  
Nicholas B. Claudon.

Release.  
Dated November 2, 1909.  
Recorded November 6, 1909 in  
Book 148 page 218.  
Original Instrument #46372.  
Consideration \$1.00.

Releases all right, title, claim, interest or demand acquired by a Trust Deed dated April 4, 1908, and recorded in Book 93 of Mortgages at page 351 to the premises therein described, to-wit:- Lots 7 and 8 in Block 10 in the Original Town, now city, of Fairbury.

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State of Illinois)  
:ss  
Livingston County)

We hereby certify that we have examined the records of said County and have noted on the foregoing Abstract of Title all Conveyances, Mortgages, Judgments, Levies, Mechanics' Liens or Tax Sales which appear thereon which in any way affect the title to said premises from September 17, 1909 at 10 o'clock A.M. to the present time.

This examination consists of seven entries, numbered from one to seven, both inclusive.

The instruments mentioned herein are regular in form, signature and acknowledgment and recite a valuable consideration, unless otherwise specified.

Dated at Pontiac, Illinois, this Sixth day of November, A.D. 1909 at 9 o'clock A.M.

LIVINGSTON COUNTY ABSTRACT COMPANY,

By G. E. Claudon, President.

Abstracter.

## ABSTRACT OF TITLE

TO :

Lots Seven (7) and Eight (8) in Block Ten (10) in Fairbury.

IN LIVINGSTON COUNTY, ILLINOIS.

Last examination November 6, 1909, at 9 o'clock A.M.

1 Affidavit  
of  
M.M. Miller,

Subscribed and sworn to February 3,  
1912.

Recorded October 8, 1912 in  
Miscellaneous Record 14 page 141.

Affiant being first duly sworn upon oath states that he is of legal age and of his own knowledge states as follows:- "I am a brother of John L. Miller, who on Feb. 18, 1853, entered the SE  $\frac{1}{4}$  of Sec. 3, Twp. 26 N., R. 6 E. of the 3rd P.M. as shown on page 93 of the original entry book of the County Clerk's Office of Livingston County, Illinois; that the said John L. Miller was the same John Leland Miller who afterwards on October 4, 1853, received a patent to the said SE  $\frac{1}{4}$  of said Sec. 3, from the United States which said patent is recorded in Patent Record P page 217 on Feb. 24, 1860, of the records of Livingston County, Ill. That the said John L. Miller is the same party who by the name of J. Leland Miller gave a bond for deed to the said lands on Feb. 12, 1855, to one Caleb L. Patton, as will appear from bond for deed recorded in Book "E" page 586 on March 30, 1855 of the records of said Livingston County. That the said John L. Miller is the same party whom by Warranty Deed in Book R page 129 of the records of said Livingston County, dated June 11, 1860, and recorded June 22, 1860, conveying the N  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of said Sec. 3, to Caleb L. Patton and that the said John L. Miller is the same party who was married March 4, 1862 to Julia Atkins as will appear from marriage record "C" page 307 under license dated February 24, 1862 of the records of Livingston Co., Ill.

2 M.J. Soran, Administrator  
of the Estate of  
Vera Soran, deceased,  
to  
Nicholas B. Clandon,

Administrator's Deed.  
Dated October 27, 1909.  
Recorded November 6, 1909 in  
Book 92 page 566.  
Consideration \$4225.00.

Recites that whereas, the County Court of Ford County, in the State of Illinois, at a regular term thereof on the 21st day of May A.D. 1909, in a certain cause brought under the Statute wherein the said M.J. Soran, was plaintiff, and G.Y. McDowell, Nowlan Babcock, and James Soran were defendants, did by order duly entered empower and direct the said M.J. Soran, as such administrator to sell at public vendue, the real estate of the said Vera Soran, deceased, hereafter described for the purpose of paying the just claims against said estate and whereas, in pursuance of the said decretal order of the County Court aforesaid, the said party of the first part as such administrator aforesaid, having given due public notice of the intended sale by the



3

causing a notice of the terms, time and place of such sale together with a description of the real estate to be sold to be previously posted for four weeks at four of the most public places in the County where such real estate was sold and also to be published for four successive weeks prior to said sale in a newspaper published in the City of Fairbury, in the County of Livingston and State of Illinois, where such real estate was sold agreeably to the order and direction of the said County Court and in accordance with the statute in such case made and provided did on the 26th day of June A.D. 1909, pursuant to the order and notice aforesaid sell at public vendue the real estate of the said Vera Soran, deceased, as hereinafter described to Nicholas B. Claudon, the said party of the second part for the sum of \$4225.00 he being the highest bidder therefor, said amount to be paid in cash at the time of delivery of good and sufficient deed, and

Whereas, the said party of the first part made and filed in the office of the Clerk of said County Court a complete report of his proceedings and sale under the order of said court, and the said county court having carefully examined the same on the 20th day of August A.D. 1909, finding the same correct did approve and confirm the same, and order the said M.J. Soran, as such Administrator to execute, acknowledge and deliver a deed of said real estate to said party of the second part on his complying with the terms of said and whereas,

The said party of the second part has in all things complied with the terms of said sale on his part to be performed, Now Therefore, the said party of the first part in consideration of the premises and the sum of \$4225.00, to him in hand paid, by the said party of the second part, does grant, bargain, sell and convey unto the said party of the second part, his heirs and assigns forever, all the following described pieces or parcels of land, known and described as follows, to-wit: Lots 7 and 8 in Block 10 in the original Town, (now City) of Fairbury.

4

M.J. Soran, not married,  
husband of late Vera  
Babcock Soran, deceased,  
to  
Nicholas B. Claudon,

Quit-Claim Deed.  
Dated October 27, 1909.  
Recorded November 6, 1909 in  
Book 137 page 469.  
Consideration \$1.00 etc.  
Conveys Lots 7 & 8 in Block 10 in  
the original Town (now City) of  
Fairbury.

5

Albert Howlan Babcock,  
bachelor,  
to  
Nicholas B. Claudon,

Warranty Deed.  
Dated October 30, 1909.  
Recorded November 6, 1909 in  
Book 160 page 63.  
Consideration \$2112.50.

Conveys the undivided one-half of Lots 7 and 8 in Block 10  
in the Original Town, (now City) of Fairbury.

## IN THE COUNTY COURT OF LIVINGSTON COUNTY, ILLINOIS.

In the matter  
of the estate  
of

Nicholas B. Claudon,  
deceased.

In Probate.

Petition of C.J. Claudon, sub-  
scribed and sworn to and filed  
September 2, 1913, represents that  
Nicholas B. Claudon, late of the  
County of Livingston and State of  
Illinois, departed this life on or about July 17, 1913, leaving a  
Last Will and Testament which is herewith presented for probate.  
That said Will is subscribed by Herbert Powell and R.E. Thorne,  
as witnesses.

The said Testator in his said last Will nominated and appoint-  
ed C.J. Claudon, petitioner Executor thereof.

Further shows that the said Nicholas B. Claudon died seized  
and possessed of Real Estate, etc. and of personal property estima-  
ted to be worth about \$20,000.00.

The said deceased left surviving him Mary A. Claudon, his  
widow, and the following named persons as his only heirs at law  
and legatees;

C.J. Claudon, (petitioner) Fairbury, Ill.

Frances McCabe, Fairbury, Ill.

Prays that the Will may be probated and that Letters Testa-  
mentary be granted to him.

-----

Written Entry of Appearance of Mary A. Claudon, Chester J.  
Claudon and Frances McCabe, to the probate of the Will of Nicholas  
B. Claudon, deceased, filed-----

They being the widow and children and only heirs at law and  
legatees of Nicholas B. Claudon, deceased, enter their several  
appearances in writing, waiving the issue and service of notice as  
required by statute and consenting to the immediate probate of the  
Last Will and Testament of Nicholas B. Claudon, deceased, and the  
appointment of Executor thereunder.

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Proof of the Last Will and Testament of Nicholas B. Claudon,  
deceased, by Herbert Powell and R.E. Thorne, subscribing witnesses,  
subscribed and sworn to September 2, 1913.

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Order admitting the Will of Nicholas B. Claudon, filed Sept.  
2, 1913.

Will Record H page 102.

Sept. Term A.D. 1913.

Sept. 2, 1913

In the matter  
of the estate  
of

Nicholas B. Claudon,  
deceased.

Probate of Will.

Now, on this day, this cause  
coming on for further hearing by the Court, thereupon comes C. J.  
Claudon, and makes due proof to the satisfaction of the Court of  
the death of the said Nicholas B. Claudon which proof is ordered  
by the Court to be entered of record. And the Court finds from  
the allegations in said petition contained, and from the evidence  
adduced in open court, that the following named persons are all  
of the heirs at law and legatees of the said Nicholas B. Claudon.



deceased, to-wit:- Mary A. Claudon, his widow surviving, Chester J. Claudon, his son, and Frances McCabe, his daughter; and that each of the said named heirs at law and legatees of said deceased, being of full legal age has entered his and her appearance in writing, waiving service of notice as required by law and consenting to immediate probate of said will.

11 And now come R. E. Thorne and Herbert Powell, subscribing witnesses to the aforesaid instrument of writing, and being first duly sworn, testify to the due execution of said instrument by the said Nicholas B. Claudon, deceased, and their attestation thereof, according to law, on the day of the date thereof, as and for the Last Will and Testament of the said Nicholas B. Claudon, deceased, and at the time of the execution of said instrument said witness believed said testator to be of sound mind and memory and under no constraint, which testimony is ordered by the Court to be entered of record in full. And the Court being now fully advised in the premises, it is ordered that the said instrument be and the same is hereby declared to be duly and sufficiently proven and authenticated as the true Last Will and Testament of the said Nicholas B. Claudon, deceased. And it is further ordered that the said Will be entered of record.

W. C. Graves, Judge.

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#### LAST WILL AND TESTAMENT.

12 I, Nicholas B. Claudon of Fairbury in the County of Livingston and State of Illinois, do make, publish and declare this my last Will and Testament revoking all former wills made by me.

First:- I direct that all my legal debts shall be paid by my Executor including mortgage encumbrances that may remain unpaid on any real estate I may be owning if there by such encumbrances.

Second:- I give, devise and bequeath to my wife, Mary A. Claudon the home in which we reside, (premises not in question).

Third:- I give, devise and bequeath to my son, Chester J. Claudon, (premises not in question).

Fourth:- I give, devise and bequeath to my daughter, Frances McCabe, (premises not in question).

Fifth:- I give, devise and bequeath to my son, Chester J. Claudon, (premises not in question).

13 Sixth:- I give, devise and bequeath to my daughter, Frances McCabe Lots No. Seven and eight (7 & 8) in Block No. ten (10) original town of Fairbury, Ill., also the estate in fee remaining after the death of my wife in the west half ( $\frac{1}{2}$ ) of the north west quarter ( $\frac{1}{4}$ ) and the west half ( $\frac{1}{2}$ ) of the east half ( $\frac{1}{4}$ ) of the north west quarter ( $\frac{1}{4}$ ) of Section No. eight (8), in township No. twenty-six (26), North Range No. eight, (8), East of the third (3d) P.M.

Seventh:- I give, devise and bequeath all the rest, residue and remainder of my estate, real or personal wherever located and including money, stocks, notes, book accounts, grain in elevator, or grain on my several farms to be divided equally between my wife, Mary A. Claudon and my two children, Chester J. and Frances, to each the one third ( $\frac{1}{3}$ ) thereof and if either be dead, then to his or her heirs.

Lastly, I nominate, constitute and appoint my son, Chester J. Claudon, to be Executor of this will, expressly waiving bond and giving to him full power to bargain, sell and convey personal property at public or private sale on time or for cash as he may see fit, to effect settlement of my estate as herein contemplated. I further give him like power and authority to sell any real estate



14

included under item Seventh above if necessary for payment of debts or if mutually desired for purposes of partition. I further request that any insurance on my life that may be payable on my death either to my estate or to either of the legatees above named may be used and applied to satisfy and pay debts herein contemplated to be paid, or if none such exist that it may be divided equally as a part of my residuary estate in accordance with Item Seventh above.

Dated at Fairbury, Ill. this 28th day of December A.D. 1912.

Nicholas B. Claudon (SEAL)

The foregoing will consisting of five full sheets was signed by the testator in our presence and we together in his presence and at his request and each in presence of the other have affixed our names hereto as witnesses.

Herbert Powell,

R. E. Thorne.

- - - -

15

Oath of C. J. Claudon, Executor of the Last Will and Testament of Nicholas B. Claudon, deceased, subscribed and sworn to and filed September 2, 1913.

- - - -

16

Bond of C. J. Claudon, Executor of the estate of Nicholas B. Claudon, deceased, in the penal sum of \$20,000.00, filed and approved September 2, 1913.

- - - -

17

Letters Testamentary issued September 2, 1913, to C. J. Claudon, Executor of the estate of Nicholas B. Claudon, deceased.

- - - -

18

Inventory of the estate of Nicholas B. Claudon, deceased, filed September 2, 1913, mentions Lots 7 and 8 in Block 10 in the original town of Fairbury, (with other property).

- - - -

19

Affidavit of Publication and Posting of notices for the adjustment of claims, filed Nov. 4, 1912.

- - - -

20

Affidavit of Publication and posting of notices for the adjustment of claims, filed Oct. 13, 1913.

- - - -



21 Written entry of appearance of C. J. Claudon, Mary A. Claudon and Frances Claudon Mc Cabe, to the final report of C. J. Claudon, Executor of the estate of Nicholas B. Claudon, deceased, filed Jan. 19, 1916.

They hereby enter their appearance in writing and waive notice and the issuing and service of process herein

22 Final report of C. J. Claudon, Executor of the estate of Nicholas B. Claudon, deceased, filed and approved Jan. 19, 1916.

He reports that the debts and claims against said estate have all been paid, leaving the above balance to be distributed between the heirs lawfully entitled thereto, etc.

He now moves the court that he may be allowed to make distribution as above set forth, and having made and taken receipts therefor, and presents to this Court, asks to be discharged.

Probate Journal 31 page 169. January Term 1916.

January 19, 1916.

23 In the matter  
of the estate  
of  
Nicholas B. Claudon,  
deceased.  
C. J. Claudon,  
Executor.

Now on this day comes the Executor aforesaid and presents his report herein and files the entry of appearance of all parties in interest to said report and now the court having examined said report and being fully advised in the premises and there

being no objection filed or offered it is considered and ordered by the court, that said report be and the same is hereby approved.

It is further ordered by the court that said executor make distribution in accordance with said report and that upon filing and presenting said receipts to the Court, he be discharged.

Receipts filed Jan. 12, 1920.

24 The Judge's Docket of the Probate Court of Livingston Co., Ill. under date of January 12, 1920, in the Matter of the Estate of Nicholas B. Claudon, deceased, shows the following:-

Now comes the Executor aforesaid and places final receipts on file showing distribution in accordance with final report heretofore approved. Ordered that Executor and his bond be discharged.

State of Illinois )  
 ) ss.  
 Livingston County )

We hereby certify that we have examined the records of said County and have noted on the foregoing Abstract of Title all Conveyances, Mortgages, Judgments, Leases, Mechanics Liens or Tax Sales which appear thereon which in any way affect the title to said premises from November 6, 1909 to the present time.

This examination consists of twenty-four entries, numbered from one to twenty-four, both inclusive.

The instruments mentioned herein are regular in form, signature and acknowledgment and recite a valuable consideration unless otherwise specified.

Taxes for 1919 are a lien by operation of law.

Dated at Pontiac, Illinois, this Twenty-eighth day of January, A.D. 1920 at 5 o'clock P.M.

LIVINGSTON COUNTY ABSTRACT COMPANY

By E. Hooper President.  
 Abstracter.



## ABSTRACT OF TITLE

TO

Lots Seven (7) and Eight (8) in Block Ten (10) in Fairbury.

IN LIVINGSTON COUNTY, ILLINOIS.

- - - -

Last examination January 28, 1920 at 5 o'clock P.M.

- - - -

1

Frances McCabe &  
George R., her husband,  
to  
Gottlieb Steidinger.

Warranty Deed.  
Dated January 14, 1920.  
Recorded March 10, 1920 in  
Book 180 page 322.  
Consideration \$6100.00.

Conveys Lots 7 and 8 in Block 10, Original Town of Fairbury.

- - - -

2

Gottlieb Steidinger &  
Bertha, his wife,  
to  
C. J. Claudon, Trustee.

Trust Deed.  
Dated January 1, 1920.  
Recorded February 27, 1920 in  
Book 112 page 511.  
To secure one note of even date  
for \$5500.00 due in five years.

Conveys Lots 7 and 8 in Block 10, Original Town of Fairbury.

- - - -

3

C. J. Claudon, Trustee,  
to  
Gottlieb Steidinger &  
Bertha, his wife.

Release.  
Dated January 20, 1925.  
Recorded January 28, 1925 in  
Book 188 page 292.  
Consideration \$1.00.

Releases all right, title, claim, interest or demand acquired  
by a Trust Deed dated January 1, 1920 and recorded in Book 112 of  
Mortgages at page 511 to the premises therein described, to-wit:  
Lots 7 and 8 in Block 10 in the Original Town of Fairbury, situate  
in the County of Livingston and State of Illinois.

- - - -

IN THE COUNTY COURT OF LIVINGSTON COUNTY, ILLINOIS.

4

In the matter  
of the estate  
of  
Gottlieb Steidinger,  
deceased.

In Probate #11067.  
Petition of Bertha Steidinger,  
subscribed and sworn to February  
14, 1933 and filed February 16,  
1933 represents that Gottlieb  
Steidinger who was at the time

of his death a resident of the County of Livingston in the State  
of Illinois, departed this life at Fairbury, in Livingston County,  
State of Illinois, on or about the 9th day of February, A.D. 1933  
leaving a last Will and Testament duly signed, published and  
attested as believed by petitioner and which by her is herewith

LIVINGSTON COUNTY ABSTRACT COMPANY

presented for probate. That said Will is subscribed by Charles W. Keck and Henry Mueller, both residing in Fairbury, Illinois, as witnesses to the execution thereof.

The said testator in his said last Will nominated and appointed Bertha Steidinger, petitioner, Executrix thereof without bond, and that petitioner is willing and ready to accept and undertake the office and trust confided to her.

And this petition further shows that the said Gottlieb Steidinger died seized and possessed of Real Estate, valued at about \$11,000.00, and of Personal Property estimated to be worth about \$1,000.00.

The said deceased left surviving him, Bertha Steidinger residing at Fairbury, Illinois, his widow and the following named persons as his only heirs at law and legatees and their respective places of residence so far as known are as follows:

NAMES	Heirs at Law,	Adult Legatee or Devisee	Minor or	Residence
Minnie E. Steidinger	Both	Adult		Fairbury, Illinois
Erwin Steidinger	Both	Adult		Birmingham, Alabama
Leona Steidinger	Both	Adult		Fairbury, Illinois
Bertha Moser	Both	Adult		Fairbury, Illinois
Ruth F. Steidinger	Both	Adult		Columbus, Ohio
Reuben A. Steidinger	Both	Adult		Fairbury, Illinois

Petitioners prays that the Will may be probated and the Letters Testamentary be granted to her.

#### APPEARANCE:

Written Entry of Appearance of Minnie E. Steidinger, Erwin Steidinger, Leona Steidinger, Bertha Moser, Ruth F. Steidinger and Reuben A. Steidinger, filed February 16, 1933.

#### PROOF:

Proof of the Last Will and Testament of Gottlieb Steidinger, deceased, by Charles W. Keck and Henry Mueller, subscribing witnesses, subscribed and sworn to and filed February 21, 1933.

#### ORDER:

Order Admitting Will to Probate, signed Ray Sesler, Judge, filed February 21, 1933.

Now on this 21st day of February A.D. 1933, this cause coming on for further hearing by the Court, thereupon comes Minnie E. Steidinger and makes due proof to the satisfaction of the Court of the death of the said Gottlieb Steidinger which proof is ordered by the Court, to be entered of record. And the Court finds the allegations in said petition contained, and from the evidence adduced in open court, that the following named persons are all of the heirs at law and legatees of the said Gottlieb Steidinger, deceased, to-wit: Bertha Steidinger, his widow, and Minnie E. Steidinger, Erwin Steidinger, Leona Steidinger, Bertha Moser, Ruth F. Steidinger and Reuben A. Steidinger, his children, all of whom are adults, and none of whom are minors.

That Minnie E. Steidinger, Erwin Steidinger, Leona Steidinger, Bertha Moser, Ruth F. Steidinger and Reuben A. Steidinger, have waived service of all notice of the hearing on said petition and have entered their appearance herein in writing in time and manner as required by law.

And now come Charles W. Keck and Henry Mueller subscribing witnesses to the aforesaid instrument of writing, and being first duly sworn, testify to the due execution of said instrument by the said Gottlieb Steidinger deceased, and their attestation thereof, according to law, on the day of the date thereof, as and for the Last Will and Testament of the said Gottlieb Steidinger deceased, and at the time of the execution of said instrument said witnesses believed said testator to be of sound mind and memory, and under



no constraint, which testimony is ordered by the Court to be entered of record in full. And the Court being now fully advised in the premises, it is ordered that the said instrument be and the same is hereby declared to be duly and sufficiently proven and authenticated as the true Last Will and Testament of the said Gottlieb Steidinger, deceased. And it is further ordered that the said Will be entered of record.

WILL:

A copy of the Last Will and Testament of Gottlieb Steidinger, deceased, is as follows:

Last Will and Testament of Gottlieb Steidinger of Fairbury, Livingston County, State of Illinois made and subscribed the 22nd day of March in the year of our Lord 1919.

In The Name of God Amen.

I Gottlieb Steidinger residing as before stated of the age of 66 years being of sound mind and memory do hereby make and publish this my last Will and Testament as follows:

First- It is my wish that all my debts be paid.

Second - I devise and bequeath to my wife Bertha Steidinger all my property both Real Estate and Personal to do with as she deems best.

Third - It is my wish that all the property remaining after the death of my wife Bertha shall go to our children share and share alike.

Fourth and Lastly - I nominate and appoint my wife Bertha to be Executor of this my last Will and Testament without Bond hereby revoking all former Wills by me made. In Witness Whereof I have hereunto set my hand and seal the 22nd day of March 1919.

Gottlieb Steidinger

The above Instrument consisting of one sheet was now hereby subscribed by Gottlieb Steidinger the Testator in presence of each of us and was at the same time declared by him to be his last Will and Testament and we at his request sign our names hereto in his presence as witnesses.

Charles W. Keck, Fairbury, Ill.  
Henry Mueller, Fairbury, Ill.

ORDER:

Order Appointing Executor, signed Ray Sesler, Judge, filed March 1, 1933.

Now on this day comes Bertha Steidinger and presents to the Court her petition in writing, under oath, representing that Gottlieb Steidinger late of said County, departed this life at Fairbury, Illinois, on or about the 9th day of February A.D. 1933 leaving a last Will and Testament; that said Testator died seized and possessed of Real Estate valued at about \$11,000.00, and Personal Property valued at about \$1,000.00; that said Testator in and by the terms of said last Will and Testament, nominated and appointed said petitioner Bertha Steidinger as Executrix thereof, and that said petitioner Bertha Steidinger is ready and willing to accept the said trust, and praying that Letters Testamentary herein issue to her accordingly.

And the Court having examined said petition and other evidence in writing filed herein and having heard the evidence adduced in open Court, and being now fully advised in the premises, finds that the said last Will and Testament of the said Gottlieb Steidinger deceased, has been duly proved and admitted to Probate and record in this Court, and that the allegations in said petition contained are true.

It is therefore considered and ordered by the Court, that the prayer of the petition be granted, provided the said Bertha

LIVINGSTON COUNTY ABSTRACT COMPANY

Steidinger first file in this Court her bond as such Executrix in the form required by law in the penal sum of \$2,000.00, with security to be approved by this Court, and that she take the oath as required by law.

And now, pursuant to the last aforesaid order, the said Bertha Steidinger comes and presents for the approval and acceptance of the Court her bond in the sum of \$2,000.00 and the said bond appearing in form as required by law, and the security being waived in will, it is thereupon ordered that the said bond be and is hereby approved.

And it appearing to the Court that she has taken the oath as required by law, it is therefore ordered by the Court that the aforesaid Bertha Steidinger be and is hereby appointed Executrix of the last Will and Testament of the said Gottlieb Steidinger deceased, and that the Clerk issue Letters Testamentary under his hand and seal of this Court to said Bertha Steidinger as such Executrix (with a copy of said will annexed), and that he record the bond, the oath and the said letters.

OATH:

Oath of Bertha Steidinger, Executrix of the Last Will and Testament of Gottlieb Steidinger, deceased, subscribed and affirmed to February 21, 1933 and filed March 1, 1933.

BOND:

Bond of Bertha Steidinger, Executrix of the Last Will and Testament of Gottlieb Steidinger, deceased, in the penal sum of \$2,000.00, filed and approved March 1, 1933.

LETTERS:

Letters Testamentary issued March 1, 1933 to Bertha Steidinger, Executrix of the Last Will and Testament of Gottlieb Steidinger, deceased.

INVENTORY:

Inventory of the Estate of Gottlieb Steidinger, deceased, filed and approved August 31, 1934 mentions Lots 7 and 8, Block 10 in Fairbury, Livingston County, Illinois, (with other property).

ADJUSTMENT DAY:

Affidavit of publication and posting of notices of day of adjudication of claims, filed March 1, 1933.

FINAL REPORT:

Final Report of Bertha Steidinger, Executrix of the Last Will and Testament of Gottlieb Steidinger, deceased, filed and approved December 31, 1941.

She reports that the debts and claims against said Estate have all been paid, leaving no balance to be distributed between the heirs lawfully entitled thereto.

She further reports that she waives any claim for widow's award; that she is making no claim for executrix fees and that as sole legatee under the Last Will and Testament of the said Gottlieb Steidinger, Executrix who is also the surviving widow of Gottlieb Steidinger, deceased, also acknowledges that she has received all of the personal property in said estate which remains to be distributed after the payment of the debts against said estate and the costs of administering said estate.

Bertha Steidinger now moves the Court that she may be discharged.



WAIVER:

Waiver of Notice of Final Settlement of Minnie E. Steidinger Fluckiger, Erwin Steidinger, Leona Steidinger, Bertha Moser, Ruth F. Steidinger and Reuben A. Steidinger, filed December 31, 1941.

ORDER:

Probate Journal 53 page 28.

December 31, 1941.

In the matter  
of the estate  
of  
Gottlieb Steidinger,  
deceased,  
Bertha Steidinger,  
Executrix.

Now on this day final report  
with waiver of notice, etc. and  
consent to approval thereof of  
all interested parties, except  
executrix on file. No objections  
or exceptions on file. Costs and  
claims paid. Report approved.  
No distribution. Estate closed.

Executrix and her bond discharged. Estate stricken.

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5

An Ordinance establishing charges and rates for the use and service of the combined waterworks and sewerage system of the City of Fairbury, recorded June 27, 1958 in Miscellaneous Record 69 page 490 in the Office of the Recorder of Deeds of Livingston County, Illinois, is shown in part as follows:

Section 3. In the event the charges for service are not paid within 100 days after rendition of the bill for such quarterly service, such charges shall be deemed and hereby are declared to be delinquent, and thereafter such delinquencies shall constitute liens upon the real estate for which such service is supplied, and the City Clerk is hereby authorized and directed to file sworn statements showing such delinquencies in the office of the Recorder of Deeds of Livingston County, Illinois, and the filing of such statements in the pertinent offices shall be deemed notice for the payment of such charges for such service.

Section 9. That a copy of this ordinance, properly certified by the City Clerk, shall be filed in the office of the Recorder of Deeds of Livingston County and shall be deemed notice to all owners of real estate of their liability for service supplied to any user of the service of the combined waterworks and sewerage system of said City on their properties.

L. B. Decker, City Clerk certifies on May 7, 1958, under seal, that he is the duly qualified and acting Clerk of the City of Fairbury, in the County of Livingston and State of Illinois, and as such Clerk he is the keeper of the records and files of the City Council of said City.

He further certifies that the foregoing is a full, true, correct and complete copy of an ordinance entitled: An Ordinance establishing charges and rates for the use and service of the combined waterworks and sewerage system of the City of Fairbury, Livingston County, Illinois.

He further certifies that said ordinance was duly adopted and approved by the City Council of Fairbury, Illinois, on the 22nd day of April, 1958, and published in the Fairbury Blade on April 24, 1958, and that no action has been instituted by said City to repeal or modify said ordinance in any respect whatsoever.

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## IN THE COUNTY COURT OF LIVINGSTON COUNTY, ILLINOIS.

6

In the matter  
of the estate  
of  
Bertha Steidinger,  
deceased.

In Probate #16523.  
Petition of Bertha Moser and  
Leona Steidinger, subscribed  
and affirmed to July 2, 1958  
and filed July 7, 1958 state  
that Bertha Steidinger, a

resident of Fairbury, in the County of Livingston and State of  
Illinois, died on the 27th day of June, 1958 at Fairbury, Illinois  
leaving a Will duly signed and attested, which petitioners now  
present for probate.

That the approximate value of the real and personal estate of  
the testator in this State is as follows: Personal estate not to  
exceed in value \$6,250.00; Real estate not to exceed in value  
\$10,000.00.

That the names and post office addresses of all of testator's  
heirs, devisees and legatees are as follows:

Names	Heirs Devisees or Legatees	Adult or Minor	Residence
Erwin Steidinger	H.D.L.	Adult	1425 Westminster Drive Columbia, South Carolina
Minnie Fluckiger	H.D.L.	Adult	West Road, Route #1 Box 406, Ellington, Conn.
Bertha Moser	H.D.L.	Adult	Fairbury, Illinois
Leona Steidinger	H.D.L.	Adult	Fairbury, Illinois
Ruth Steidinger Mendenhall	H.D.L.	Adult	1821 Scripture Street Denton, Texas
Warren Steidinger	H.D.L.	Minor	16 Honeysuckle Lane Birmingham 9, Alabama

(The last named, Warren Steidinger, is a legally adopted child  
of Reuben Steidinger, a predeceased son of the decedent)  
Warrene Steidinger D.L. Adult 16 Honeysuckle Lane  
Birmingham 9, Alabama

(The last named, Warrene Steidinger, is the unremarried widow of  
Reuben Steidinger, a predeceased son of the decedent)

That testator by said Will nominated as executors Bertha  
Moser, Fairbury, Illinois and Leona Steidinger, Fairbury, Illinois  
residents of this State.

Wherefore petitioners pray that said Will be admitted to  
probate and that Letters Testamentary be issued to Bertha Moser  
and Leona Steidinger.

CERTIFICATE:

Clerk's Certificate of Mailing Copies of Petition for Probate  
of Will, filed July 8, 1958.

Ira L. Boyer, Clerk of the County Court of Livingston County,  
Illinois, certifies on July 8, 1958, under official seal, that on  
the 8th day of July, 1958 being not less than twenty days prior to  
the day set for the hearing on the petitions of Bertha Moser and  
Leona Steidinger filed in said estate for the probate of the Will  
of said deceased, he deposited in the United States mail at the  
post office in Pontiac, Illinois, postage fully paid, a copy of  
said petition, endorsed with the time and place of the hearing  
thereon, addressed to each of the following heirs, legatees and  
devisees of said deceased, at the respective post-office address  
set opposite each name: Warren Steidinger, 16 Honeysuckle Lane,  
Birmingham 9, Alabama and Warrene Steidinger 16 Honeysuckle Lane,  
Birmingham 9, Alabama.

APPEARANCE:

Written Entry of Appearance of Minnie Fluckiger, Erwin  
Steidinger and Ruth Steidinger Mendenhall, filed July 7, 1958.

They enter their appearance in writing and waive notice and

LIVINGSTON COUNTY ABSTRACT COMPANY



the issuing and service of process herein or a copy of the petition filed herein, and consent to the immediate probate of said Will, and also waive notice of any application for a commission to take the testimony of any witness to said Will.

ANSWER:

Answer of Warren Steidinger, an infant, by Chester Crabtree, his Guardian ad Litem, filed July 29, 1958.

DECREE:

Decree of Heirship, signed L. W. Tiesburg, Judge, filed July 29, 1958.

On the 29th day of July A.D. 1958 the same being one of the regular judicial days of said court, which was held at the Court House in Pontiac, in said County, etc.

This cause having come on to be heard upon the proof submitted in open court and the court having heard the evidence introduced in the case and being fully advised in the premises upon consideration thereof, doth find that the said Bertha Steidinger departed this life on or about the 27th day of June A.D. 1958, leaving her surviving as her sole and only heirs at law.

NAME	RELATIONSHIP	RESIDENCE
Erwin Steidinger	Son	1425 Westminster Drive Columbia, South Carolina
Minnie Fluckiger	Daughter	West Road, Route #1, Box 406 Ellington, Connecticut
Bertha Moser	Daughter	Fairbury, Illinois
Leona Steidinger	Daughter	Fairbury, Illinois
Ruth Steidinger Mendenhall	Daughter	1821 Scripture Street Denton, Texas
Warren Steidinger	Grandson	16 Honeysuckle Lane Birmingham 9, Alabama

It is therefore adjudged, ordered and decreed by the Court that above named persons be and the same are the sole and only heirs at law of the said Bertha Steidinger, deceased.

AFFIDAVIT:

Affidavit as to Military Service, filed July 29, 1958.

Leona Steidinger, makes oath on July 29, 1958 and says as follows:

Her age is adult years, her residence is Fairbury, Illinois and her occupation is office Secretary.

She is the daughter of the decedent in the above entitled action and as such has full knowledge of the facts relating thereto.

That none of the heirs at law, legatees and devisees of the decedent, is in the military service of the United States.

She further states that the adult heirs at law, legatees and devisees of the decedent are each engaged in civilian occupation and that Warren Steidinger is under the age of ten years and is now a school student.

PROOF:

Proof of the Last Will and Testament of Bertha Steidinger, deceased, by Neale Hanley and Aldine M. Nussbaum, subscribing witnesses, subscribed and sworn to and filed July 29, 1958.

ORDER:

Order Admitting Will to Probate, signed L. W. Tiesburg, Judge, filed July 29, 1958.

Now on this 29th day of July, 1958, comes on for hearing the

LIVINGSTON COUNTY ABSTRACT COMPANY

petition of Bertha Moser and Leona Steidinger, asking that an instrument in writing purporting to be the Last Will and Testament of Bertha Steidinger, deceased, be admitted to probate as and for the Last Will and Testament of said decedent.

And thereupon comes Leona Steidinger and makes due proof of the death of the said Bertha Steidinger on June 27, 1958 and then a resident of Fairbury, Illinois, which proof the Court orders to be entered of record.

And the Court finds from the allegations of said petition and from the evidence adduced in open Court:

That said Bertha Steidinger left her surviving Erwin Steidinger, Minnie Fluckiger, Bertha Moser, Leona Steidinger, Ruth Steidinger, Mendenhall, and Warren Steidinger as her sole and only heirs at law.

That the following named persons are all of the legatees and devisees of said Bertha Steidinger deceased: Erwin Steidinger, Minnie Fluckiger, Bertha Moser, Leona Steidinger, Ruth Steidinger, Mendenhall, Warren Steidinger and Warrene Steidinger.

That all of said heirs at law, legatees and devisees are of full legal age and competent excepting Warren Steidinger who is a minor.

That said Erwin Steidinger, Minnie Fluckiger and Ruth Steidinger Mendenhall have duly filed their written entries of appearance herein waiving notice of the hearing on said petition and consenting to the immediate probate of said will.

That said Warren Steidinger and Warrene Steidinger, have been duly notified of the hearing on said petition by a copy of said petition, duly endorsed with the time and place of the hearing thereon, mailed to each of them by the Clerk of the Court in time and manner as required by law.

That the Court has jurisdiction of the subject-matter of this proceeding, of the petitioner and of the heirs at law, legatees and devisees of said Bertha Steidinger, deceased.

That none of the heirs at law, legatees and devisees of said decedent are in the military service of the United States or its Allies.

And that Chester Crabtree, a practicing attorney and a member of the Bar of this Court, was heretofore appointed Guardian ad Litem for Warren Steidinger, and that said Guardian ad litem has filed appropriate answer herein.

And now come Neale Hanley and Aldine M. Nussbaum subscribing witnesses to the aforesaid instrument of writing, and being first duly sworn, testify to the due execution of said instrument by the said Bertha Steidinger, deceased, and their attestation thereof, according to law, on the day of the date thereof, as and for the Last Will and Testament of the said Bertha Steidinger deceased, and at the time of the execution of said instrument said witnesses believed said testatrix to be of sound mind and memory, and under no constraint, which testimony is ordered by the Court to be entered of record in full. And the Court, being now fully advised in the premises, orders that the said instrument be and the same is hereby declared to be duly and sufficiently proven and authenticated as the true Last Will and Testament of the said Bertha Steidinger deceased. And it is further ordered that the said Will be admitted to probate and entered of record.

#### WILL:

A copy of the Last Will and Testament of Bertha Steidinger, deceased, is as follows:

#### LAST WILL AND TESTAMENT

I, Bertha Steidinger, of Fairbury, Illinois, being of sound and disposing mind and memory and of lawful age, do hereby make and declare this instrument to be my Last Will and Testament, hereby revoking all prior Wills by me made.

ITEM 1: I direct that all of my just debts including my funeral expenses, shall be paid as soon after my death as is convenient.

LIVINGSTON COUNTY ABSTRACT COMPANY



ITEM II: I give and bequeath all of my household effects, including furniture, jewelry, dishes, silverware, rugs and bedding unto my daughter, Leona Steidinger. And I direct that all of my other estate assets including real estate, shall be first used to pay my estate debts. It is my desire and intention that the bequest herein made to my daughter, Leona Steidinger, shall be last used for the purpose of paying estate debts.

ITEM III: I direct that all of my personal property other than the personal property bequeathed to my daughter, Leona Steidinger, at Item II hereof, shall be liquidated and turned into cash by my Executors as soon after my death as is convenient.

ITEM IV: I authorize, direct and empower my Executors herein-after named or the survivor of them, to sell either at public or private sale and for the best price obtainable, and at any time within five years after the date of my death, any and all real estate which I own or have any interest in at the time of my death. My said Executors or the survivor of them, are authorized to employ an auctioneer or real estate broker to assist in making sale of my real estate if such services are deemed necessary by my Executors. I further authorize and direct that any of my children or their descendants may become the purchaser of my said real estate. My said Executors or the survivor of them, are hereby authorized to execute and deliver good and sufficient deed or deeds of conveyance, conveying fee simple, legal title to all of my said real estate to the purchaser or purchasers thereof. The purchaser or purchasers of my real estate shall not be required to look to the application of the purchase money. My said Executors or the survivor of them, shall not be required to give an additional bond for the sale of real estate and it shall not be necessary to have my real estate appraised or to obtain an Order of the Court having jurisdiction of my estate prior to making sale thereof by my said Executors or the survivor of them.

ITEM V: The proceeds derived from the disposal of my residue personal property and the proceeds derived from the sale of my real estate, and all remaining after the payment of my just debts, taxes, expenses of sale of real and personal property and the costs of administering my estate, I will, give and bequeath unto the following named persons and in the following proportions, to-wit:

To my daughter, Bertha Moser a One-Sixth part thereof,  
 To my daughter, Minnie Fluckiger, a One-Sixth part thereof,  
 To my daughter, Leona Steidinger, a One-Sixth part thereof,  
 To my son, Erwin Steidinger, a One-Sixth part thereof,  
 To my daughter, Ruth Steidinger, a One-Sixth part thereof,  
 To Warren Steidinger, adopted son of my deceased son, Reuben Steidinger, a One-Twelfth part thereof,  
 To my daughter-in-law, Warren Steidinger, surviving widow of my deceased son, Reuben Steidinger, a One-Twelfth part thereof, providing she is still a widow and unremarried at my death; but if she has remarried at the time of my death, then in such event I give and bequeath the one-twelfth part she would have taken had she not remarried, unto my children, Bertha Moser, Minnie Fluckiger, Leona Steidinger, Erwin Steidinger and Ruth Steidinger, to be divided equally among them.

LASTLY, I nominate, constitute and appoint my daughters, Bertha Moser and Leona Steidinger now of Fairbury, Illinois, jointly, individually or the survivor of them, to be Executors of this my Last Will and Testament, they to act without bond, bond being hereby expressly waived. I further authorize and empower my said Executors or the survivor of them, to make sale of my real estate and execute deeds of conveyance therefor, all as in the manner provided in Item IV of this Will.

SIGNED, SEALED AND DATED at Fairbury, Illinois, this 13th day of October, A.D. 1955.

Bertha Steidinger (SEAL)  
 Testatrix

The foregoing Instrument was on the day of the date thereof

LIVINGSTON COUNTY ABSTRACT COMPANY

signed, sealed, published and declared by the said Bertha Steidinger, as and for her Last Will and Testament, in the presence of us, who, at her request and in her presence and in the presence of each other, have subscribed our names as witnesses thereto. And we severally hereby certify that we believe the said testatrix to be of sound mind, memory and understanding at this time and that she was under no constraint or compulsion when she executed her Will and that she acted of her own free will and accord.

WITNESS: Neale Hanley of Fairbury, Illinois.

WITNESS: Aldine M. Nussbaum of Fairbury, Illinois.

ORDER:

Order Appointing Executors, signed L. W. Tuesburg, Judge, filed July 29, 1958.

Now on this day comes Bertha Moser and Leona Steidinger and present to the Court their petition in writing, under oath, representing that Bertha Steidinger late of said county, departed this life at Fairbury, Illinois on or about the 27th day of June A.D. 1958 leaving a Last Will and Testament; that said testatrix died seized and possessed of Real Estate valued at about \$10,000 and Personal Property valued at about \$6250.00, that said Testatrix in and by the terms of said Last Will and Testament, nominated and appointed said petitioners Bertha Moser and Leona Steidinger as Executors thereof, and that said petitioners, Bertha Moser and Leona Steidinger are ready and willing to accept the said trust, and praying that Letters Testamentary herein issue to Bertha Moser and Leona Steidinger accordingly.

And the Court having examined said petition and other evidence in writing filed herein and having heard the evidence adduced in open Court, and being now fully advised in the premises, finds that the said Last Will and Testament of the said Bertha Steidinger deceased, has been duly proved and admitted to Probate and record in this Court, and that the allegations in said petition contained are true.

It is therefore considered and ordered by the Court, that the prayer of the petition be granted, provided the said Bertha Moser and Leona Steidinger first file in this Court their bond as such Executors in the form required by law in the penal sum of \$12,500 and that they take the oath as required by law.

And now, pursuant to the last aforesaid order, the said Bertha Moser and Leona Steidinger come and present for the approval and acceptance of the Court their bond in the sum of \$12,500.00 and the said bond appearing in form as required by law and the security being waived by terms of Will, it is thereupon ordered that the said bond be and is hereby approved.

And it appearing to the Court that said Bertha Moser and Leona Steidinger have taken the oath as required by law, it is therefore ordered by the Court that the aforesaid Bertha Moser and Leona Steidinger be and they are hereby appointed Executors of the Last Will and Testament of the said Bertha Steidinger deceased, and that the Clerk issue Letters Testamentary under his hand and seal of this Court to said Bertha Moser and Leona Steidinger as such Executors, (with a copy of said Will annexed), and that he record the bond, the oath and the said letters.

OATH:

Oath of Leona Steidinger and Bertha Moser, Executors of the Last Will and Testament of Bertha Steidinger, deceased, subscribed and affirmed to and filed July 29, 1958.

BOND:

Bond of Leona Steidinger and Bertha Moser, Executors of the Last Will and Testament of Bertha Steidinger, deceased, in the

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penal sum of \$12,500.00, filed and approved July 29, 1958.

LETTERS:

Letters Testamentary issued July 29, 1958 to Leona Steidinger and Bertha Moser, Executors of the Last Will and Testament of Bertha Steidinger, deceased.

INVENTORY:

Inventory of the Estate of Bertha Steidinger, deceased, filed and ordered recorded July 29, 1958 mentions Lots 7 and 8 in Block 10 in the Original Town of the City of Fairbury, Illinois.

ADJUSTMENT DAY:

Affidavit of publication and posting of notices of day of adjudication of claims, filed August 27, 1958.

BOND:

Special Bond of Bertha Moser and Leona Steidinger, Executors of the Last Will and Testament of Bertha Steidinger, deceased, for Sale of Real Estate, in the penal sum of \$20,000.00, filed and approved July 29, 1958.

CLAIMS:

Fee Book 26 page 143 in the County Clerk's Office of Livingston County, Illinois, shows no claims filed.

- - - -  
Pending  
- - - -

7  
Bertha Moser &  
Leona Steidinger Goodart,  
Executors of the Last Will  
and Testament of Bertha  
Steidinger, deceased,  
to  
Leona Steidinger Goodart.

Executors' Deed.  
Dated March 19, 1959.  
Recorded June 1, 1959 in  
Book 280 page 371.  
Consideration \$10,000.00 etc.  
Recites Whereas, Bertha Steidinger died testate, a resident of the City of Fairbury, County of Livingston and State of Illinois, on the 27th day of June, 1958 leaving a Last Will and Testament bearing date October 13, 1955, which said Last Will and Testament was duly proved and admitted to probate in the County Court of Livingston County, Illinois on July 29, 1958 in Probate Cause No. 16523, whereby among other things, said Bertha Steidinger constituted and appointed parties of the first part Executors of her said Last Will and Testament and did in said Will at ITEM IV thereof, empower her said Executors to sell either at public or private sale for the best price obtainable at anytime within five years after her death, all of her real estate; and

8  
Whereas, Leona Steidinger named as one of the executors in the decedent's will, has, since her appointment as an executor, married and her name is now Leona Steidinger Goodart.

Now, therefore, parties of the first part by virtue of the power and authority to them given in and by said Last Will and Testament, for and in consideration of the sum of \$10,000.00 and other good and valuable considerations to them in hand paid by the party of the second part, receipt whereof is hereby acknowledged do hereby grant, bargain, sell and convey unto the party of the second part, all of the following described real estate situated in the City of Fairbury, County of Livingston, State of Illinois: Lots 7 and 8 in Block 10 in the Original Town of the City of Fairbury, Illinois, together with all the estate, right, title, interest, claim and demand whatsoever, at law or in equity, which the said Bertha Steidinger, Testatrix had at the time of her death

LIVINGSTON COUNTY ABSTRACT COMPANY

in and to the said real estate.

Revenue stamps in amount of \$11.00 affixed and cancelled.

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9      Bertha Moser &      Warranty Deed.  
       Eli, her husband,      Dated March 26, 1959.  
       to      Recorded June 1, 1959 in  
       Leona Steidinger Goodart.      Book 280 page 373.  
   Consideration \$5.00 etc.  
       Conveys Lots 7 and 8 in Block 10 in the Original Town of the  
       City of Fairbury, Illinois.  
       This is a title confirming deed and the consideration being  
       less than \$25.00 no revenue stamps are required.

- - - -

10      Minnie Fluckiger &      Warranty Deed.  
       Albert, her husband,      Dated March 26, 1959.  
       to      Recorded June 1, 1959 in  
       Leona Steidinger Goodart.      Book 280 page 374.  
   Consideration \$5.00 etc.  
       Conveys Lots 7 and 8 in Block 10 in the Original Town of the  
       City of Fairbury.  
       This is a title confirming deed and the consideration being  
       less than \$25.00, no revenue stamps are required.

- - - -

11      Ruth Steidinger Mendenhall &      Warranty Deed.  
       Maurice Mendenhall,      Dated March 26, 1959.  
       her husband,      Recorded June 1, 1959 in  
       to      Book 280 page 375.  
       Leona Steidinger Goodart.      Consideration \$5.00 etc.  
   Conveys Lots 7 and 8 in Block  
       10 in the Original Town of the City of Fairbury.  
       This is a title confirming deed and the consideration being  
       less than \$25.00, no revenue stamps are required.

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12      Erwin Steidinger &      Warranty Deed.  
       Marie, his wife,      Dated March 26, 1959.  
       to      Recorded June 1, 1959 in  
       Leona Steidinger Goodart.      Book 280 page 376.  
   Consideration \$5.00 etc.  
       Conveys Lots 7 and 8 in Block 10 in the Original Town of the  
       City of Fairbury.  
       This is a title confirming deed and the consideration being  
       less than \$25.00, no revenue stamps are required.

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13      Warren Steidinger, a widow, &      Warranty Deed.  
       Warren Steidinger, a bachelor      Dated March 31, 1959.  
       and minor having been born on      Recorded June 1, 1959 in  
       November 8, 1948,      Book 288 page 377.  
       to      Consideration \$1.00 etc.  
       Leona Steidinger Goodart.      Conveys Lots 7 and 8 in Block  
   10 in the Original Town of the  
   City of Fairbury, Illinois.  
       The grantor covenants that she is the surviving widow of  
       Reuben Steidinger, a predeceased son of Bertha Steidinger,  
       deceased.  
       This is a title confirming deed and the consideration being  
       less than \$25.00, no revenue stamps are required.



## IN THE COUNTY COURT OF LIVINGSTON COUNTY, ILLINOIS.

14

In the matter of the  
Special Assessment for  
Constructing roadway on  
Elm Street and Fourth  
Street in the City of  
Fairbury.

#2618.

The assessment roll which was  
confirmed on September 17, 1924  
shows Lots 7 and 8 in Block 1,  
Fairbury, assessed in the name  
G. Steidinger, was assessed the  
sum of \$1400.33, which is

divided into ten annual installments, the first being for \$182.09  
and nine of \$135.36 each.

The first installment is shown paid.

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15

The Books of the County Treasurer and Ex-Officio County  
Collector show 1958 taxes on Lots 7 and 8 in Block 10 in Fairbury,  
assessed in the name of Mrs. Gottlieb Steidinger, which are in two  
installments of \$112.16 each.

Both installments are shown paid April 20, 1959.

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State of Illinois )

:ss

Livingston County )

We hereby certify that we have  
examined the records of said County and have noted on the fore-  
going Abstract of Title all Conveyances, Mortgages, Judgments,  
Levies, Mechanic's Liens or Tax Sales which appear thereon which  
in any way affect the title to said premises from January 28,  
1920 at 5 o'clock P.M. to the present time.

This examination consists of thirteen pages, numbered from  
one to thirteen, both inclusive.

The instruments mentioned herein are regular in form, signa-  
ture and acknowledgment and recite a valuable consideration unless  
otherwise specified.

Dated at Pontiac, Illinois, this 6th day of June A.D. 1959  
at 5 o'clock P.M.

*D. S. Whitson*  
LIVINGSTON COUNTY ABSTRACT COMPANY

President.

